



# Memorandum

**TO:** Historic Landmarks Commission

**FROM:** Courtney Damkroger

**SUBJECT:** SEE BELOW

**DATE:** February 4, 2004

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ADDITION OF QUALIFYING EAST DOWNTOWN FRAME HISTORIC PROPERTIES TO THE HISTORIC RESOURCES INVENTORY, GEOGRAPHIC AREA NO. SIX AND SEVEN

## **BACKGROUND**

### *Historic Resources Inventory*

In 1986 the San Jose City Council approved a resolution authorizing the Historic Landmarks Commission to maintain the Historic Resources Inventory (HRI). The City Council recognized that the Inventory as a resource for conducting environmental review and as a land use and development planning tool. The resolution authorizes the Commission and its staff to maintain the Inventory by adding and deleting listings as appropriate. A copy of the resolution is attached.

### *East Downtown Frame Survey*

In 1998 the City Council directed Planning staff to conduct historic resource surveys in the downtown to ensure the careful consideration of historic resources in land use and development planning. The Downtown Core Survey was begun in 1998 and completed in 2000. In the 1998 University Neighborhoods Revitalization Plan, the neighborhood identified an historic resource survey as a priority for their revitalization efforts. The East Downtown Frame Area Survey (EDFS) was initiated in 2001 and completed in 2002.

The consultant, Architectural Resources Group, conducted the survey of the East Downtown Frame Area which is bounded by the east side of South Fourth Street, the south side of East Santa Clara Street, the west side of South Eleventh Street and the north side of Interstate 280. The survey area did not include San Jose State University.

Phases I and II of the EDFs were unified into one document and include a historic context for the area as well as the completion of 380 State of California Department of Parks and Recreation Evaluation forms (DPR) and San Jose Historic Evaluation forms. At the January 8, 2003 meeting, the Historic Landmarks Commission reviewed the EDFs Report and recommended that the City Council accept the East Downtown Frame Historic Resources Survey. The City Council accepted the EDFs on June 24, 2003.

It is proposed that over the next two years, the Historic Landmarks Commission will work with property owners and the neighborhood associations to add qualifying properties to the Historic Resources Inventory and to initiate the designation process for properties that qualify as City Landmarks and as a historic district.

## **ANALYSIS**

### *Process for Adding Qualified Historic Properties to the Historic Resources Inventory*

In Phase I of the survey the consultant reviewed approximately 780 properties at the reconnaissance level and found approximately 380 worthy of additional research at the intensive survey level. Of the 380 properties surveyed at the intensive level in Phase II, 215 unlisted properties qualified for the Historic Resources Inventory and 165 listed properties required an updated DPR. Thirty-four properties appeared to be individually eligible as Candidate City Landmarks, 65 appeared to be contributors to a potential historic district and 65 appeared to be individually eligible for the California Register of Historical Resources. The Historic Landmarks Commission is currently in the process of evaluating the addition of the 215 properties to the Historic Resources Inventory. The work to designate properties that qualify as individual City Landmarks and as properties within a historic district will follow.

Planning Staff grouped the qualified properties into geographic areas of approximately twenty-five in order to effectively notice property owners and neighborhood associations. At the August 6, 2003 meeting, the Commission suggested that the properties in two Geographic Areas be submitted to the Commissioners one month prior to the hearing date to add the properties, in order to give the Commissioners time to review the properties. Planning Staff is currently submitting Geographic Area Nos. Six and Seven for consideration at the March 3, 2004 Historic Landmarks Commission meeting.

### *Qualified Properties*

Using the criteria of the City of San Jose Historic Preservation Ordinance, the San Jose Historic Landmarks Commission established a quantitative process, based on the work of Harold Kalman (1980), by which historical resources are evaluated for significance. The *Historic Evaluation Criteria* and the related *Historic Evaluation Rating Sheets* are utilized in determining the following categories of significance:

67 - 134 points	Candidate City Landmark (CCL)
33 - 66	Structure of Merit (SM)
33 - 66	Contributing Structure to a historic district (CS)

Architectural Resources Group completed the Department of Parks and Recreation Evaluation Forms (DPR) for the properties in the Survey Area in order to determine eligibility for inclusion in the Historic Resources Inventory as well as other categories. To qualify for the Historic Resources Inventory, properties must score at least 33 points through the evaluation rating system. The significance of each resource and the category for which it qualifies are summarized in the *B10. Significance* section of the DPR.

Three of the qualifying properties have been altered since the time of the survey and evaluation. The commercial “Laundryland” structure at 520 South Tenth Street has undergone façade remodeling and in Planning Staff’s opinion no longer retains enough integrity to qualify as a Structure of Merit. The front windows on two of the residential structures located at 550 South Tenth Street and 296 South Tenth Street have been replaced, however, in Planning Staff’s opinion the structures continue to qualify as Structures of Merit because the remaining character defining features are intact. Planning Staff also noted some properties, in particular the structure located at 459 San Salvador Street, which appeared to possibly qualify for listing but were not evaluated in the survey. Staff does not have the resources at this time to research these properties.

None of the following forty-one qualifying properties identified in Geographic Area No. 6 and No. 7 qualifies as a Candidate City Landmark. One property qualifies for the California Register and several properties received ratings of 60 or higher. All of the properties qualify as Structures of Merit. The action for consideration at the March 3, 2004 meeting is inclusion in the Historic Resources Inventory only.

#### *Effects of listing in the Historic Resources Inventory*

Properties listed in the Inventory have use of the State Historical Building Code (SHBC). The intent of the SHBC is to protect California's architectural heritage by recognizing the unique construction problems inherent in historic buildings and offering an alternative code to deal with these problems. The SHBC provides alternative building regulations for the rehabilitation of structures designated as historic buildings. SHBC regulations are intended to facilitate rehabilitation or accommodate change of occupancy so as to preserve a historic structure's fabric. While the code provides for a cost-effective approach to preservation, it also provides for occupant safety, encourages energy conservation and facilitates access for people with disabilities.

Single family homes listed in the Inventory are required to obtain a Single Family House Permit when proposing work requiring building permits which would alter the exterior of the home.

#### **RECOMMENDATION**

Planning staff is recommending that the Historic Landmarks Commission consider and add the qualifying East Downtown Frame Survey historic properties identified in Geographic Area No.6 and No.7 to the City of San Jose Historic Resources Inventory at the March 3, 2004 meeting.

Courtney Damkroger  
Historic Preservation Officer

Attachments: CC Resolution No. 58957  
Property Lists and Maps  
DPRs